



**Agenda Item Number: 2006-3-6B**

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** March 28, 2006

**Department:** Zoning, Building, Planning  
& Environmental Health

**Staff Contact:** Julie Baca, Deputy Manager  
for Community Services  
Sanford Fish, Director

**TITLE:** Text Amendments to the Bernalillo County Subdivision Ordinance, Sections 74-10 and 74-22, Definitions and Sketch Plat requirements.

**ACTION:** Introduction and motion to approve publication of proposed text amendments to Sections 74-10 and 74-22, Definitions and Sketch Plat.

### **SUMMARY:**

On January 11, 2005, the Board passed a 180-day moratorium on zone change and special use permit applications in the South Valley and southwest mesa area. The moratorium was issued to address community concerns regarding agricultural preservation and land development issues in the area.

A South Valley Agricultural Task Force, made up of residents, developers, business owners and others with an interest in the area, was created to discuss, review and evaluate various forms of agricultural preservation techniques, development practices and policy/ordinance changes to further the goal of agricultural preservation. The Task Force was divided into three groups (zoning, planning and agriculture/water) for the purpose of developing a range of policy recommendations for the County.

The attached ordinance proposes amendments to the Bernalillo County Subdivision Ordinance. The revisions address recommendations that were generated during the six-month moratorium in the South Valley for zone changes and special use permits. These items have been identified by the community as an important component in the preservation of agricultural lands in the South Valley and the County.

- Definitions – updates the definition portion of the Subdivision Ordinance to include a definition of an Irrigation Easement. The new language defines an Irrigation Easement as any right or privilege that a person or persons have to use a surface water conveyance channel (waterway, acequia or ditch) used for agricultural irrigation.
- Sketch Plat Requirements- all sketch plats submitted to the County Development Review Authority are required to depict and recognize irrigation easements used for agricultural irrigation.

This information was sent to recognized Neighborhood Associations on January 25, 2006.

**ATTACHMENT:**

1. Proposed amendments to Bernalillo County Subdivision Ordinance.

**FISCAL IMPACT**

This item has no fiscal impact

**STAFF ANALYSIS SUMMARY**

**COUNTY MANAGER**

The amendments have been identified by the community as an important component in the preservation of agricultural lands in the South Valley. I recommend Board Approval. TL 3/15/06

**DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES**

Recommend the Board approve the introduction and publication of the proposed text amendments to the Subdivision Ordinance, as recommended by the South Valley Agricultural Task Force, in order to preserve agricultural lands throughout the South Valley and in Bernalillo County. JMB 03/07/06

**DEPUTY COUNTY MANAGER FOR PUBLIC WORKS**

No comment.

**LEGAL**

The proposed amendments allow the Planning Department to better protect irrigation easements through the platting process. PFT 2/28/08

**FINANCE**

**Budget**     There is no fiscal impact with this action. Maria Zuniga, Financial Projects Coordinator, 1/26/06